

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

November 17, 2006

10:00 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

1. ROLL CALL

Members Present:

Ms. Marcia Jones, President
Mr. Karl King, Vice President
Mr. William Hojnacki

Members Absent:

Mr. Greg Downes, Secretary
Mr. Hardie Blake, Jr.

Legal Counsel:

Ms. Cheryl Greene, Esq.
Mr. Shawn Peterson, Esq.

Redevelopment Staff:

Mr. Don Inks, Director
Mrs. Cheryl Phipps, Recording Secretary
Mr. Bill Schalliol, Economic Development Specialist
Mr. Andrew Laurent, Economic Development Specialist
Mr. Nicholas Witwer, Economic Development Specialist

Others Present:

Ms. Sharon Kendal, Executive Director
Ms. Pam Paluszewski, Legal Dept.
Ms. Rita Kopala
Ms. Glenda Rae Hernandez
Ms. Carolyn Witucki

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Friday, November 3, 2006.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Friday, November 3, 2006.

COMMISSION APPROVED THE MINUTES OF THE
REGULAR MEETING OF FRIDAY, NOVEMBER 3,
2006

South Bend Redevelopment Commission
Regular Meeting –November 17, 2006

3. APPROVAL OF CLAIMS

Redevelopment Commission Claims submitted November 17, 2006 for approval.

305 SBCDA 2003 BOND

Baker & Daniels LLP	7,226.00
Kaser-Spraker Construction	81,125.69

324 AIRPORT AEDA

Abonmarche	711.48
Ken Herceg & Associates	9,258.40

414 SAMPLE EWING GENERAL

Indiana Department of Enviromental Mgmt	4,115.44
H.S. Altman Inc.	135.00

420 FUND TIF DISTRICT-SBCDA GENERAL

Indiana Michiana Power	189.82
Downtown South Bend Inc.	37,585.07
Rose Pest Control	87.00
CB Richard Ellis	568.10

422 FUND WEST WASHINGTON

First Impression Landscaping	210.00
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424 FUND TIF SBCDA BUILDING OPERATIONS

South Bend Water Works	307.12
CB Richard Ellis	247.78

428 FUND AIRPORT 2003 BOND

Walsh & Kelly	200,602.21	Bendix & Lathrop Dr
Walsh & Kelly	146,857.26	Dylan Dr Extension

430 South Side Development Area

City of South Bend - Dept of Public Parks	641.00
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\$ 489,867.37

3. APPROVAL OF CLAIMS (CONT.)

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved the Claims submitted November 17, 2006, and ordered checks to be released

COMMISSION APPROVED THE CLAIMS
SUBMITTED NOVEMBER 17, 2006, AND ORDERED
THE CHECKS TO BE RELEASED

4. COMMUNICATIONS

There were no Communications.

THERE WERE NO COMMUNICATIONS

5. OLD BUSINESS

A. Other

**(1) Commission approval requested for
Community Development Program
Contract for Section 108 Loan Funds.
(3/2/06 – 12/31/06)**

Mr. Laurent noted that this contract governs the expenditure of the \$9,180,000 Section 108 loan for the Studebaker Oliver redevelopment project. This is a standard Community Development contract for allocating HUD funds. The primary focus of the document is Appendix I, the Scope of Services, setting aside the budget amounts and the rules we must abide by for use of the funds.

Mr. King asked if the description of the project matches any other documents we have that describe the plan for the area. Mr. Laurent responded that the description is verbatim from the Studebaker Oliver Redevelopment Plan.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Community Development Program Contract for Section 108 Loan Funds. (3/2/06 – 12/31/06)

COMMISSION APPROVED THE COMMUNITY
DEVELOPMENT PROGRAM CONTRACT FOR
SECTION 108 LOAN FUNDS. (3/2/06 – 12/31/06)

6. NEW BUSINESS

A. Tax Abatements

- (1) Commission approval requested for Resolution No. 2277 approving an application for real property tax deduction for property located at 919 N. Notre Dame Ave. in the Northeast Neighborhood Development Area.**

Mr. Schalliol gave the report on the project. Carolyn Witucki intends to construct a new, three-bedroom, two and one-half bath home of approximately 1,940 sft with an attached garage at 919 N. Notre Dame Ave. The cost of the home will be \$220,000. Total taxes to be abated during the five-year abatement is estimated at \$10,262. Total taxes to be paid during the five-year abatement period is estimated at \$11,528.

The petitioner has not had any previous abatements. The Building Commissioner has determined the property is properly zoned for the proposed use. The property is located in the Northeast Neighborhood Development Area, which is a Tax Incremental Allocation Area; therefore, approval is required by the South Bend Redevelopment Commission. The project qualifies for five years of tax abatement under the Tax Abatement Ordinance.

Ms. Witucki noted that the property presently contains a home which she inherited from her aunt in May 2005. She had looked into restoring and remodeling the home, but renovators recommend tearing it down and rebuilding on the lot.

6. NEW BUSINESS (CONT.)

A. Tax Abatements

(1) continued...

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved Resolution No. 2277 approving an application for real property tax deduction for property located at 919 N. Notre Dame Ave. in the Northeast Neighborhood Development Area.

COMMISSION APPROVED RESOLUTION No. 2277 APPROVING AN APPLICATION FOR REAL PROPERTY TAX DEDUCTION FOR PROPERTY LOCATED AT 919 N. NOTRE DAME AVE. IN THE NORTHEAST NEIGHBORHOOD DEVELOPMENT AREA.

B. Housing

(1) Commission approval requested for Loan and Grant in connection with the South Bend Home Improvement Program for property located at 619 S. Walnut Street. (Lilia & Juan Leyva)

Mr. Inks noted that the loan is in the amount of \$8,900. The grant is \$7,280.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the Loan and Grant in connection with the South Bend Home Improvement Program for property located at 619 S. Walnut Street. (Lilia & Juan Leyva)

COMMISSION APPROVED THE LOAN AND GRANT IN CONNECTION WITH THE SOUTH BEND HOME IMPROVEMENT PROGRAM FOR PROPERTY LOCATED AT 619 S. WALNUT STREET. (LILIA & JUAN LEYVA)

C. South Bend Central Development Area

(1) Commission approval requested for proposal for irrigation system maintenance in the South Bend Central Development Area. (East Washington St. project)

Mr. Schalliol noted that H. S. Altman has submitted a proposal to do the winterization

6. NEW BUSINESS (CONT.)

C. South Bend Central Development Area

(1) continued...

and spring turn-on of the recently completed East Washington St. project irrigation system for a price of \$200.

Upon a motion by Mr. Hojnacki, seconded by Mr. King and unanimously carried, the Commission approved the request for proposal for maintenance in the South Bend Central Development Area and accepted the proposal from H.S. Altman for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSAL FOR MAINTENANCE IN THE SOUTH BEND CENTRAL DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM H.S. ALTMAN FOR THE SCOPE OF SERVICES AND FEE PROPOSED

D. Sample-Ewing Development Area

There was no business in the Sample-Ewing Development Area.

E. Airport Economic Development Area

1) Commission approval requested for proposal for irrigation system maintenance in the Airport Economic Development Area. (Bendix Drive median)

Mr. Witwer noted that H. S. Altman has submitted a proposal to do the winterization and spring turn-on of the Bendix Drive median irrigation system for a price of \$250.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the request for proposal for maintenance services in the Airport Economic Development Area and accepted the proposal from H.S. Altman for the scope of services and fee proposed.

COMMISSION APPROVED THE REQUEST FOR PROPOSAL FOR MAINTENANCE SERVICES IN THE AIRPORT ECONOMIC DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM H.S. ALTMAN FOR THE SCOPE OF SERVICES AND FEE PROPOSED.

6. NEW BUSINESS (CONT.)

E. Airport Economic Development Area

(2) Filing of Resolution No. 2279 expanding the boundaries of the Airport Economic Development Area and setting a Public Hearing on Resolution No. 2279 for December 15, 2006 at 10:00 a.m.

Mr. Witwer noted that Resolution No. 2279 will expand the boundaries of the Airport Economic Development area and TIF allocation area #1 to include the right-of-way necessary for the Olive/Brick Road improvements. Also, the AEDA does not currently extend to the west side of Olive Road, so the resolution will also expand the boundaries to take the development area to the west edge of the Olive Road right-of-way. This will be Expansion Area No. 22. Resolution No. 2279 will also add the property to the Acquisition List of the Development Plan. The public hearing will be held at 10:00 a.m., December 15, 2006.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission accepted for filing Resolution No. 2279 and set a public hearing on Resolution No. 2279 for 10:00 a.m., December 15, 2006.

COMMISSION ACCEPTED FOR FILING
RESOLUTION NO. 2279 AND SET A PUBLIC
HEARING ON RESOLUTION NO. 2279 FOR
10:00 A.M., DECEMBER 15, 2006.

F. South Bend Medical Services District

There was no business in the South Bend Medical Services District.

G. West Washington/Chapin Development Area

There was no business in the West Washington/Chapin Development Area.

6. NEW BUSINESS (CONT.)

H. South Side Development Area

There was no business in the South Side Development Area.

I. Northeast Neighborhood Development Area

There was no business in the Northeast Neighborhood Development Area.

J. Douglas Road Economic Development Area

There was no business in the Douglas Road Economic Development Area.

7. PROGRESS REPORTS

Mr. Witwer reported that he has scheduled a meeting with Charlotte Pfeifer and Karen White at 2:00 November 27 to discuss the concept plan for the LaSalle Square area.

PROGRESS REPORTS

Mr. King noted that the Commission's procedures do not include procedures for running a public hearing. He would like to have the staff draft a set of procedures for approval at the December 1 meeting so that it will be effective for the public hearing on December 15. He recommended staff use the Council's procedures as a starting document and adjust them as necessary for the Commission's use.

8. NEXT COMMISSION MEETING

The next meeting of the Redevelopment Commission is scheduled for Friday, December 1, 2006 at 10:00 a.m.

NEXT COMMISSION MEETING

South Bend Redevelopment Commission
Regular Meeting –November 17, 2006

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, Mr. King made a motion that the meeting be adjourned. Mr. Hojnacki seconded the motion and the meeting was adjourned at 10:24 a.m.

ADJOURNMENT

Donald E. Inks, Director

Karl G. King, Vice President

EXECUTIVE SESSION

November 17, 2006

The South Bend Redevelopment Commission met in Executive Session on Friday, November 17, 2006 at 9:15 a.m. The meeting was held in Room 1200 County-City Building, 227 West Jefferson, South Bend, Indiana, for the purposes specified in I.C. 5-14-1.5-6.1(b)(2)(D). Commissioner's Present: Marcia Jones, President; Karl King, and Bill Hojnacki. Others Present: Sharon Kendall, Executive Director, Community & Economic Development, Don Inks, Director, Economic Development, Attorney Cheryl Greene, Jennifer Laurent, Nick Witwer, Robert Mathia, Andy Laurent, Catherine Fanello, Pam Paluszewski and Shawn Peterson. The Commission certifies that no topic was discussed other than the subject matter specified in the Public Notice. The Executive Session was adjourned at 10:00 a.m.

**CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT**

Signature

Printed Name and Title

South Bend Redevelopment Commission

South Bend Redevelopment Commission
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